146.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	699,000 / 699,000
					USE VALUE:	699,000 / 699,000
					ASSESSED:	699,000 / 699,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
189		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTINEZ CLARIDA E &
Owner 2:	DEBARROS FLAVIO M
Owner 3:	
Street 1:	189 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHEERIN JOHN A & ELIZABETH -
Owner 2:	-
Street 1:	189 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,825 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1922, having primarily Wood Shingle Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7825.000	175,200		523,800	699,000
Total Card	0.180	175,200		523,800	699,000
Total Parcel	0.180	175,200		523,800	699,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 549.53 | /Parcel: 549.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95998

GIS Ref

GIS Ref

Insp Date 05/05/18

PREVIOUS ASSESSMENT

Parcel ID 146.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	175,200	0	7,825.	523,800	699,000	699,000	Year End Roll	12/18/2019
2019	101	FV	169,700	0	7,825.	491,100	660,800	660,800	Year End Roll	1/3/2019
2018	101	FV	196,900	0	7,825.	405,900	602,800	602,800	Year End Roll	12/20/2017
2017	101	FV	196,900	0	7,825.	373,200	570,100	570,100	Year End Roll	1/3/2017
2016	101	FV	225,400	0	7,825.	340,500	565,900	565,900	Year End	1/4/2016
2015	101	FV	212,700	0	7,825.	333,900	546,600	546,600	Year End Roll	12/11/2014
2014	101	FV	212,700	0	7,825.	310,400	523,100	523,100	Year End Roll	12/16/2013
2013	101	FV	212,700	0	7,825.	295,300	508,000	508,000		12/13/2012

!11429!

PRINT

Date	Time
12/11/20	01:36:07

LAST REV

Date	Time
09/11/18	11:09:17

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11429

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEERIN JOHN A	66010-528		9/1/2015		500,000	No	No		
	11730-577		8/28/1969		21,000	No	No		N

USER DEFINED

Prior Id # 1:	95998
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2018	923	Re-Roof	8,300	C				
6/22/2016	854	New Wind	4,777					
3/22/1995	117		10,000					REMODEL KITCHEN
11/2/1992	580	Manual	700					NEW DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	Meas/Inspect	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
1/27/2009	Meas/Inspect	336	PATRIOT
1/4/2000	Meas/Inspect	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7825		Sq. Ft.	Site		0	80.	0.84	9									523,799						523,800	

Total AC/HA: 0.17964 | Total SF/SM: 7825 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 523,799 | Spl Credit | Total: 523,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	121.488
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	253855
Depreciation:	78695
Depreciated Total:	175160

COMMENTS

648-3019.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1996
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

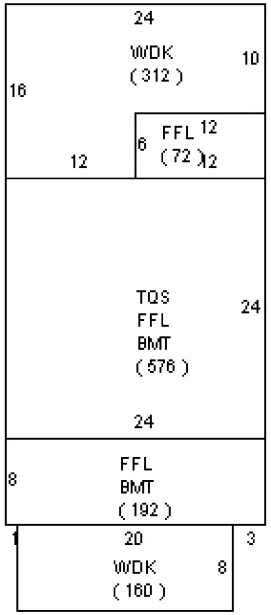
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	121.49
Special Features:	0	Val/Su Net:	69.75
Final Total:	175200	Val/Su SzAd	137.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	840	121.490	102,050
BMT	Basement	768	36.450	27,991
WDK	Deck	472	8.120	3,832
TQS	3/4 Story	432	121.490	52,483

Net Sketched Area:	2,512			Total:	186,356
Size Ad	1272	Gross Are	2656	FinArea	1272

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	